

**\$0.80/SqFt per  
Month Plus NNN**

# INDUSTRIAL BUILDING FOR LEASE

1220 Industrial Way Union Gap, WA 98903



**12,345 SQFT**

**2 DOCK HIGH LOADING DOCKS**

**2.26 ACRES**

**4 OFFICES, BREAKROOM & CONFERENCE**

**3 PHASE POWER**

**DROP DOWN AIR, WATER & ELECTRICAL INSTALLED**

**Josh DeBoer, CCIM, MBA**

**Managing Broker**

509-952-1726

MrYakimaRealEstate@gmail.com

**Liz Delgado**

**Managing Broker**

509-823-7039

LizD@johnlscott.com



**John L. Scott**  
YAKIMA





## PRIME INDUSTRIAL FACILITY WITH EXCEPTIONAL FUNCTIONALITY AND ACCESS

Discover an outstanding opportunity with this large industrial building, ideal for a wide range of uses including storage, mechanical or service-truck operations, fabrication, or even retail. Situated on 2.26 fully fenced acres, this property offers ample parking and superior accessibility.





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# SPACIOUS MULTI-USE INDUSTRIAL BUILDING

The building is equipped with eight 14' roll-up doors, two dock-high loading docks, and 3-phase power, making it perfectly suited for heavy-duty or high-volume operations. Inside, you'll find drop-down air, water, and electrical already installed for added convenience.





# PRIME LOCATION

Located in an excellent area with easy freeway access, this property combines visibility, versatility, and efficiency—ideal for businesses looking to expand or streamline operations.







## EXTENSIVE FEATURES



An expansive office area includes four private offices, a conference room, a breakroom, and two ADA-compliant restrooms, providing comfortable and functional workspace for your team.



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[WWW.MRANDMRSYAKIMAREALESTATE.COM](http://WWW.MRANDMRSYAKIMAREALESTATE.COM)